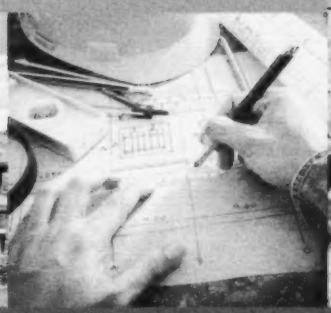
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Quebec Region

Date Released: Fourth Quarter 2016



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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HOUSING NOW REPORT TABLES

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Quebec	August 2016	September 2016
Trend[1], urban centres[2]	30,699	32,608
SAAR, urban centres[2]	30,908	41,218
	September 2015	September 2016
Actual, urban centres[2]		
September - Single-Detached	620	771
September - Multiples	3,978	3,950
September - Total	4,598	4,721
January to September - Single-Detached	4,821	4,767
January to September - Multiples	18,953	18,979
January to September - Total	23,774	23,746

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec Region
Third Quarter 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2016	1,780	518	409	0	91	2,602	14	3,876	2,210	11,515
Q3 2015	1,898	484	286	0	97	3,278	0	4,355	1,735	12,311
% Change	-6.2	7.0	43.0	n/a	-6.2	-20.6	n/a	-11.0	27.4	-6.5
Year-to-date 2016	4,767	1,744	1,048	0	317	5,629	30	9,999	4,377	28,123
Year-to-date 2015	4,821	1,698	768	0	271	7,007	5	9,006	3,580	27,354
% Change	-1.1	2.7	36.5	n/a	17.0	-19.7	**	11.0	22.3	2.8
UNDER CONSTRUCTION										
Q3 2016	2,464	817	872	0	381	11,154	25	12,250	3,579	31,919
Q3 2015	2,527	840	654	0	209	12,604	4	10,193	3,239	31,022
% Change	-2.5	-2.7	33.3	n/a	82.3	-11.5	**	20.2	10.5	2.9
COMPLETIONS										
Q3 2016	1,901	762	405	0	160	2,210	22	4,714	1,159	11,681
Q3 2015	1,896	780	427	0	142	2,985	2	2,863	1,119	10,364
% Change	0.3	-2.3	-5.2	n/a	12.7	-26.0	**	64.7	3.6	12.7
Year-to-date 2016	4,405	1,654	898	0	347	6,320	44	9,814	3,215	27,263
Year-to-date 2015	4,705	1,758	1,113	0	236	6,379	4	6,229	3,377	23,951
% Change	-6.4	-5.9	-19.3	n/a	47.0	-0.9	**	57.6	-4.8	13.8
COMPLETED & NOT ABSORBED										
Q3 2016	526	504	323	0	111	2,835	n/a	n/a	n/a	4,299
Q3 2015	621	633	396	0	133	3,334	n/a	n/a	n/a	5,117
% Change	-15.3	-20.4	-18.4	n/a	-16.5	-15.0	n/a	n/a	n/a	-16.0
ABSORBED										
Q3 2016	1,543	701	419	0	176	2,205	n/a	n/a	n/a	5,044
Q3 2015	1,609	724	468	0	112	3,168	n/a	n/a	n/a	6,081
% Change	-4.1	-3.2	-10.5	n/a	57.1	-30.4	n/a	n/a	n/a	-17.1
Year-to-date 2016	3,441	1,572	899	0	348	6,624	n/a	n/a	n/a	12,884
Year-to-date 2015	3,664	1,591	1,014	0	191	6,770	n/a	n/a	n/a	13,230
% Change	-6.1	-1.2	-11.3	n/a	82.2	-2.2	n/a	n/a	n/a	-2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Québec Region 2006 - 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2015	6,422	2,248	1,118	0	363	9,571	11	13,009	4,897	37,926
% Change	-12.2	-17.1	-22.4	n/a	45.8	-25.8	-66.7	61.8	-11.9	-2.3
2014	7,318	2,712	1,440	0	249	12,893	33	8,041	5,556	38,810
% Change	-12.2	4.2	13.6	n/a	85.8	13.1	32.0	4.0	-7.1	2.8
2013	8,331	2,603	1,268	0	134	11,395	25	7,734	5,981	37,758
% Change	-21.8	-26.1	-54.8	-100.0	-28.3	-28.9	-13.8	10.7	-12.6	-20.3
2012	10,654	3,520	2,806	2	187	16,017	29	6,988	6,841	47,367
% Change	-7.5	-1.1	-1.5	n/a	31.7	1.2	n/a	-2.4	3.8	-2.1
2011	11,516	3,558	2,850	0	142	15,827	0	7,161	6,588	48,387
% Change	-14.3	-12.4	-0.2	n/a	-43.4	20.7	-100.0	-20.2	-15.9	-5.8
2010	13,440	4,060	2,855	0	251	13,111	10	8,969	7,836	51,363
% Change	4.9	30.9	19.5	n/a	4.1	31.3	-88.2	23.0	22.5	18.3
2009	12,813	3,102	2,390	0	241	9,985	85	7,293	6,397	43,403
% Change	-14.5	4.5	-2.3	n/a	-45.1	-3.3	25.0	-24.9	0.8	-9.4
2008	14,988	2,968	2,446	0	439	10,325	68	9,711	6,347	47,901
% Change	-5.3	21.2	14.6	n/a	-35.3	21.6	-24.4	-6.7	-17.2	-1.3
2007	15,828	2,448	2,134	0	679	8,494	90	10,403	7,668	48,553
% Change	3.5	5.3	39.9	n/a	27.2	-9.0	**	8.8	-8.6	1.4
2006	15,300	2,324	1,525	0	534	9,338	22	9,561	8,391	47,877

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Québec
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Centres 100,000+											
Gatineau	145	165	62	56	41	39	241	262	489	522	-6.3
Montréal	660	661	200	192	275	215	4,613	5,521	5,748	6,589	-12.8
Québec	225	217	80	90	99	20	970	1,285	1,374	1,612	-14.8
Saguenay	54	66	16	20	0	0	39	114	109	200	-45.5
Sherbrooke	76	88	28	20	13	11	63	66	180	185	-2.7
Trois-Rivières	46	49	16	14	27	4	74	89	163	156	4.5
Centres 50,000 - 99,999											
Drummondville	51	66	8	8	0	0	31	24	90	98	-8.2
Granby	44	55	16	12	8	5	113	40	181	112	61.6
Rimouski	18	27	16	10	0	0	8	30	42	67	-37.3
Saint-Hyacinthe	5	4	6	2	0	9	52	31	63	46	37.0
Saint-Jean-sur-Richelieu	27	29	0	4	0	4	21	31	48	68	-29.4
Shawinigan	25	19	0	4	0	0	27	89	52	112	-53.6
Centres 10,000 - 49,999											
Alma	11	0	8	0	0	0	4	0	23	0	n/a
Amos	6	9	0	0	0	0	0	8	6	17	-64.7
Baie-Comeau	0	2	0	0	0	0	0	0	0	2	-100.0
Cowansville	3	14	2	2	0	0	0	0	5	16	-68.8
Dolbeau-Mistassini	13	18	0	4	0	0	1	0	14	22	-36.4
Gaspé	9	5	0	0	0	0	1	0	10	5	100.0
Hawkesbury	0	0	0	0	0	0	0	0	0	0	n/a
Joliette	25	18	2	8	0	0	32	26	59	52	13.5
Lachute	0	6	0	0	0	0	0	6	0	12	-100.0
La Tuque	3	1	0	0	0	0	0	0	3	1	200.0
Les Îles-de-la-Madeleine	21	1	0	0	0	0	0	0	21	1	**
Marieville	4	11	6	0	0	0	0	0	10	11	n/a
Matane	1	10	0	2	0	0	0	0	1	12	-91.7
Mont-Laurier	17	12	0	0	0	0	0	0	17	12	41.7
Montmagny	1	7	2	0	0	0	0	8	3	15	-80.0
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	2	15	0	2	0	0	0	13	2	30	-93.3
Rawdon	10	22	2	0	0	0	0	11	12	33	-63.6
Rivière-du-Loup	14	16	2	0	0	0	3	12	19	28	-32.1
Roberval	3	2	0	0	0	0	42	0	45	2	**
Rouyn-Noranda	27	43	0	6	0	0	31	16	58	65	-10.8
Saint-Félicien	11	0	0	0	0	0	0	0	11	0	n/a
Saint-Georges	28	17	20	8	0	0	8	12	56	37	51.4
Saint-Lin-Laurentides	30	21	0	0	0	0	24	21	54	42	28.6
Sainte-Adèle	15	31	0	0	0	0	5	36	20	67	-70.1
Sainte-Agathe-des-Monts	22	1	0	0	0	0	4	0	26	1	**
Sainte-Marie	4	7	0	2	0	0	0	0	4	9	-55.6
Sainte-Sophie	39	40	0	0	0	0	3	9	42	49	-14.3
Salaberry-de-Valleyfield	16	14	8	2	3	0	29	0	56	16	**
Sept-Îles	0	6	0	2	0	0	0	0	0	8	-100.0
Sorel-Tracy	20	26	6	4	4	0	29	16	59	46	28.3
Thetford Mines	7	4	0	2	0	0	0	6	7	12	-41.7
Val d'Or	16	45	0	0	0	0	10	2	26	47	-44.7
Victoriaville	26	28	12	8	0	0	59	103	97	139	-30.2
Total Québec (10,000+)	1,780	1,898	518	484	470	307	6,537	7,887	9,305	10,576	-12.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Québec
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Gatineau	239	313	166	260	73	88	732	575	1,210	1,236	-2.1
Montréal	1,836	1,764	606	494	856	598	9,960	10,407	13,258	13,263	0.0
Québec	622	637	340	296	171	48	2,384	3,067	3,517	4,048	-13.1
Saguenay	129	173	56	96	0	0	79	162	264	431	-38.7
Sherbrooke	198	230	160	132	53	71	406	545	817	978	-16.5
Trois-Rivières	146	131	46	44	27	4	206	169	425	348	22.1
Centres 50,000 - 99,999											
Drummondville	178	196	36	40	0	0	277	93	491	329	49.2
Granby	93	96	80	62	17	5	477	111	667	274	143.4
Rimouski	47	55	50	60	0	0	76	52	173	167	3.6
Saint-Hyacinthe	20	25	12	8	9	13	100	112	141	158	-10.8
Saint-Jean-sur-Richelieu	79	86	2	12	0	4	84	60	165	162	1.9
Shawinigan	60	46	2	10	0	0	41	102	103	158	-34.8
Centres 10,000 - 49,999											
Alma	20	9	16	14	4	0	14	9	54	32	68.8
Amos	19	41	0	2	0	0	0	61	19	104	-81.7
Baie-Comeau	7	3	0	0	0	0	16	0	23	3	**
Cowansville	25	22	6	12	0	0	15	6	46	40	15.0
Dolbeau-Mistassini	24	29	0	4	0	0	23	4	47	37	27.0
Gaspé	32	14	0	0	0	0	71	0	103	14	**
Hawkesbury	0	1	0	2	0	0	0	0	0	3	-100.0
Joliette	65	50	8	14	0	0	222	214	295	278	6.1
Lachute	17	16	0	2	0	0	9	38	26	56	-53.6
La Tuque	9	8	0	0	0	0	0	0	9	8	12.5
Les Îles-de-la-Madeleine	21	7	0	0	0	0	0	0	21	7	200.0
Marieville	18	11	10	0	0	0	3	0	31	11	181.8
Matane	3	13	0	2	0	0	0	0	3	15	-80.0
Mont-Laurier	34	35	0	0	0	0	0	0	34	35	-2.9
Montmagny	9	15	6	0	0	0	9	8	24	23	4.3
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	30	15	2	2	0	0	12	30	44	47	-6.4
Rawdon	16	48	2	0	0	0	18	19	36	67	-46.3
Rivière-du-Loup	29	39	6	6	0	3	45	24	80	72	11.1
Roberval	4	8	0	2	0	0	42	0	46	10	**
Rouyn-Noranda	48	76	0	6	0	0	31	21	79	103	-23.3
Saint-Félicien	22	6	2	0	0	0	0	0	24	6	**
Saint-Georges	79	68	42	32	0	0	48	44	169	144	17.4
Saint-Lin-Laurentides	109	94	4	6	0	0	70	69	183	169	8.3
Sainte-Adèle	41	32	0	0	0	0	9	36	50	68	-26.5
Sainte-Agathe-des-Monts	39	25	0	0	0	0	133	21	172	46	**
Sainte-Marie	25	24	14	20	0	0	0	0	39	44	-11.4
Sainte-Sophie	111	117	8	2	0	0	12	20	131	139	-5.8
Salaberry-de-Valleyfield	32	32	14	12	14	4	59	42	119	90	32.2
Sept-Îles	10	6	0	2	0	0	60	0	70	8	**
Sorel-Tracy	82	78	20	22	11	0	101	59	214	159	34.6
Thetford Mines	19	12	0	4	0	0	14	111	33	127	-74.0
Val d'Or	40	48	0	0	0	0	66	2	106	50	112.0
Victoriaville	81	67	28	24	0	0	76	116	185	207	-10.6
Total Québec (10,000+)	4,767	4,821	1,744	1,706	1,235	838	16,000	16,409	23,746	23,774	-0.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Gatineau	41	39	0	0	50	104	191	158
Montréal	269	215	6	0	2,329	2,683	2,284	2,660
Québec	91	20	8	0	111	298	859	987
Saguenay	0	0	0	0	4	28	35	86
Sherbrooke	13	11	0	0	6	10	50	56
Trois-Rivières	27	4	0	0	11	57	63	32
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	6	31	18
Granby	8	5	0	0	55	24	58	16
Rimouski	0	0	0	0	0	24	0	6
Saint-Hyacinthe	0	9	0	0	0	0	52	31
Saint-Jean-sur-Richelieu	0	4	0	0	6	28	15	3
Shawinigan	0	0	0	0	0	12	27	77
Centres 10,000 - 49,999								
Alma	0	0	0	0	4	0	0	0
Amos	0	0	0	0	0	0	0	8
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	0	0
Dolbeau-Mistassini	0	0	0	0	0	0	1	0
Gaspé	0	0	0	0	0	0	1	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	10	14	22	12
Lachute	0	0	0	0	0	0	0	6
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	0	0	8
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	13
Rawdon	0	0	0	0	0	4	0	7
Rivière-du-Loup	0	0	0	0	0	12	3	0
Roberval	0	0	0	0	42	0	0	0
Rouyn-Noranda	0	0	0	0	2	16	29	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	0	8	12
Saint-Lin-Laurentides	0	0	0	0	0	4	24	17
Sainte-Adèle	0	0	0	0	2	0	3	36
Sainte-Agathe-des-Monts	0	0	0	0	2	0	2	0
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	3	9
Salaberry-de-Valleyfield	3	0	0	0	0	0	29	0
Sept-Îles	0	0	0	0	0	0	0	0
Sorel-Tracy	4	0	0	0	2	16	27	0
Thetford Mines	0	0	0	0	0	6	0	0
Val d'Or	0	0	0	0	10	0	0	2
Victoriaville	0	0	0	0	0	8	59	95
Total Québec (10,000+)	456	307	14	0	2,646	3,354	3,876	4,355

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Gatineau	73	88	0	0	267	241	465	334
Montréal	850	598	6	0	4,780	5,394	5,007	4,815
Québec	147	45	24	3	267	975	2,117	2,092
Saguenay	0	0	0	0	10	48	69	114
Sherbrooke	53	71	0	0	34	64	341	481
Trois-Rivières	27	4	0	0	43	70	163	99
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	26	23	251	70
Granby	17	5	0	0	109	48	368	63
Rimouski	0	0	0	0	36	24	32	28
Saint-Hyacinthe	9	13	0	0	10	32	90	80
Saint-Jean-sur-Richelieu	0	4	0	0	33	51	51	9
Shawinigan	0	0	0	0	14	22	27	80
Centres 10,000 - 49,999								
Alma	4	0	0	0	4	8	10	1
Amos	0	0	0	0	0	32	0	29
Baie-Comeau	0	0	0	0	0	0	16	0
Cowansville	0	0	0	0	0	0	15	6
Dolbeau-Mistassini	0	0	0	0	18	0	5	4
Gaspé	0	0	0	0	2	0	69	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	24	40	198	174
Lachute	0	0	0	0	6	26	3	12
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	3	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	0	9	8
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	8	17	4	13
Rawdon	0	0	0	0	0	4	18	15
Rivière-du-Loup	0	3	0	0	0	12	45	12
Roberval	0	0	0	0	42	0	0	0
Rouyn-Noranda	0	0	0	0	2	18	29	3
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	6	0	42	44
Saint-Lin-Laurentides	0	0	0	0	0	4	70	65
Sainte-Adèle	0	0	0	0	4	0	5	36
Sainte-Agathe-des-Monts	0	0	0	0	2	6	131	15
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	2	12	18
Salaberry-de-Valleyfield	14	4	0	0	6	6	53	36
Sept-Îles	0	0	0	0	0	0	60	0
Sorel-Tracy	11	0	0	0	4	20	97	39
Thetford Mines	0	0	0	0	8	6	6	105
Val d'Or	0	0	0	0	22	0	44	2
Victoriaville	0	0	0	0	2	12	74	104
Total Québec (10,000+)	1,205	835	30	3	5,789	7,205	9,999	9,006

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Québec
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Gatineau	250	255	48	109	191	158	489	522
Montréal	1,048	998	2,410	2,753	2,290	2,660	5,748	6,589
Québec	404	339	103	286	867	987	1,374	1,612
Saguenay	74	114	0	0	35	86	109	200
Sherbrooke	119	119	4	10	50	56	180	185
Trois-Rivières	89	69	11	55	63	32	163	156
Centres 50,000 - 99,999								
Drummondville	59	74	0	6	31	18	90	98
Granby	70	72	53	24	58	16	181	112
Rimouski	34	37	0	24	0	6	42	67
Saint-Hyacinthe	11	15	0	0	52	31	63	46
Saint-Jean-sur-Richelieu	27	37	6	28	15	3	48	68
Shawinigan	25	23	0	12	27	77	52	112
Centres 10,000 - 49,999								
Alma	23	0	0	0	0	0	23	0
Amos	6	9	0	0	0	8	6	17
Baie-Comeau	0	2	0	0	0	0	0	2
Cowansville	5	16	0	0	0	0	5	16
Dolbeau-Mistassini	13	22	0	0	1	0	14	22
Gaspé	9	5	0	0	1	0	10	5
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	27	26	10	14	22	12	59	52
Lachute	0	6	0	0	0	6	0	12
La Tuque	3	1	0	0	0	0	3	1
Les Îles-de-la-Madeleine	21	1	0	0	0	0	21	1
Marieville	10	11	0	0	0	0	10	11
Matane	1	12	0	0	0	0	1	12
Mont-Laurier	17	12	0	0	0	0	17	12
Montmagny	3	7	0	0	0	8	3	15
Pembroke	0	0	0	0	0	0	0	0
Prévost	2	17	0	0	0	13	2	30
Rawdon	12	26	0	0	0	7	12	33
Rivière-du-Loup	16	16	0	12	3	0	19	28
Roberval	3	2	42	0	0	0	45	2
Rouyn-Noranda	29	53	0	12	29	0	58	65
Saint-Félicien	11	0	0	0	0	0	11	0
Saint-Georges	48	25	0	0	8	12	56	37
Saint-Lin-Laurentides	30	25	0	0	24	17	54	42
Sainte-Adèle	17	31	0	0	3	36	20	67
Sainte-Agathe-des-Monts	24	1	0	0	2	0	26	1
Sainte-Marie	4	9	0	0	0	0	4	9
Sainte-Sophie	39	40	0	0	3	9	42	49
Salaberry-de-Valleyfield	27	16	0	0	29	0	56	16
Sept-Îles	0	8	0	0	0	0	0	8
Sorel-Tracy	32	30	0	16	27	0	59	46
Thetford Mines	7	6	0	6	0	0	7	12
Val d'Or	20	45	6	0	0	2	26	47
Victoriaville	38	36	0	8	59	95	97	139
Total Québec (10,000+)	2,707	2,668	2,693	3,375	3,890	4,355	9,305	10,576

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Québec
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Gatineau	482	654	263	248	465	334	1,210	1,236
Montréal	3,017	2,674	5,055	5,574	5,013	4,817	13,258	13,263
Québec	1,149	1,004	227	949	2,141	2,095	3,517	4,048
Saguenay	195	307	0	10	69	114	264	431
Sherbrooke	419	445	26	52	341	481	817	978
Trois-Rivières	223	183	39	66	163	99	425	348
Centres 50,000 - 99,999								
Drummondville	220	238	20	21	251	70	491	329
Granby	200	165	99	46	368	63	667	274
Rimouski	97	115	36	24	32	28	173	167
Saint-Hyacinthe	45	46	6	32	90	80	141	158
Saint-Jean-sur-Richelieu	81	102	33	51	51	9	165	162
Shawinigan	62	56	14	22	27	80	103	158
Centres 10,000 - 49,999								
Alma	44	27	0	4	10	1	54	32
Amos	19	43	0	32	0	29	19	104
Baie-Comeau	7	3	0	0	16	0	23	3
Cowansville	31	34	0	0	15	6	46	40
Dolbeau-Mistassini	24	33	18	0	5	4	47	37
Gaspé	34	14	0	0	69	0	103	14
Hawkesbury	0	3	0	0	0	0	0	3
Joliette	75	64	22	40	198	174	295	278
Lachute	19	20	4	24	3	12	26	56
La Tuque	9	8	0	0	0	0	9	8
Les Îles-de-la-Madeleine	21	7	0	0	0	0	21	7
Marieville	28	11	0	0	3	0	31	11
Matane	3	15	0	0	0	0	3	15
Mont-Laurier	34	35	0	0	0	0	34	35
Montmagny	15	15	0	0	9	8	24	23
Pembroke	0	0	0	0	0	0	0	0
Prévost	32	17	8	17	4	13	44	47
Rawdon	18	52	0	0	18	15	36	67
Rivière-du-Loup	35	48	0	12	45	12	80	72
Roberval	4	10	42	0	0	0	46	10
Rouyn-Noranda	50	88	0	12	29	3	79	103
Saint-Félicien	24	6	0	0	0	0	24	6
Saint-Georges	121	100	6	0	42	44	169	144
Saint-Lin-Laurentides	113	104	0	0	70	65	183	169
Sainte-Adèle	43	32	2	0	5	36	50	68
Sainte-Agathe-des-Monts	41	31	0	0	131	15	172	46
Sainte-Marie	39	44	0	0	0	0	39	44
Sainte-Sophie	119	121	0	0	12	18	131	139
Salaberry-de-Valleyfield	60	44	6	10	53	36	119	90
Sept-Îles	10	8	0	0	60	0	70	8
Sorel-Tracy	117	102	0	18	97	39	214	159
Thetford Mines	19	16	8	6	6	105	33	127
Val d'Or	50	48	12	0	44	2	106	50
Victoriaville	111	95	0	8	74	104	185	207
Total Québec (10,000+)	7,559	7,287	5,946	7,278	10,029	9,011	23,746	23,774

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Québec
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Centres 100,000+											
Gatineau	76	114	80	96	13	28	378	331	547	569	-3.9
Montréal	697	713	238	210	366	388	3,704	3,335	5,005	4,646	7.7
Québec	326	176	138	140	52	48	1,938	936	2,454	1,300	88.8
Saguenay	42	85	20	66	0	0	30	114	92	265	-65.3
Sherbrooke	81	80	96	62	59	16	176	447	412	605	-31.9
Trois-Rivières	59	78	26	26	0	0	203	131	288	235	22.6
Centres 50,000 - 99,999											
Drummondville	58	84	22	20	0	0	23	48	103	152	-32.2
Granby	24	47	38	32	12	0	156	78	230	157	46.5
Rimouski	14	25	20	24	0	0	40	6	74	55	34.5
Saint-Hyacinthe	10	12	4	0	0	4	18	80	32	96	-66.7
Saint-Jean-sur-Richelieu	29	32	0	4	3	4	62	66	94	106	-11.3
Shawinigan	28	19	0	6	0	0	8	25	36	50	-28.0
Centres 10,000 - 49,999											
Alma	10	5	10	10	4	0	4	0	28	15	86.7
Amos	10	17	0	2	0	0	0	33	10	52	-80.8
Baie-Comeau	1	2	0	0	0	0	0	0	1	2	-50.0
Cowansville	11	9	0	10	0	0	66	12	77	31	148.4
Dolbeau-Mistassini	9	12	0	2	0	0	5	4	14	18	-22.2
Gaspé	9	6	2	0	0	0	0	0	11	6	83.3
Hawkesbury	0	2	0	2	0	0	0	0	0	4	-100.0
Joliette	28	19	2	8	0	0	42	124	72	151	-52.3
Lachute	8	7	0	2	0	0	0	30	8	39	-79.5
La Tuque	4	3	0	0	0	0	0	0	4	3	33.3
Les Îles-de-la-Madeleine	5	2	0	0	0	0	3	0	8	2	**
Marieville	11	2	6	0	0	0	0	0	17	2	**
Matane	1	2	0	0	0	0	0	0	1	2	-50.0
Mont-Laurier	15	20	0	0	0	0	0	4	15	24	-37.5
Montmagny	4	9	2	0	0	0	0	0	6	9	-33.3
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	10	4	0	2	0	0	0	4	10	10	0.0
Rawdon	5	15	2	0	0	0	10	3	17	18	-5.6
Rivière-du-Loup	12	11	4	0	0	0	0	12	16	23	-30.4
Roberval	2	3	0	0	0	0	30	0	32	3	**
Rouyn-Noranda	21	24	0	2	0	0	20	6	41	32	28.1
Saint-Félicien	8	6	2	0	0	0	0	8	10	14	-28.6
Saint-Georges	34	31	14	14	0	0	18	4	66	49	34.7
Saint-Lin-Laurentides	44	45	2	2	0	0	30	53	76	100	-24.0
Sainte-Adèle	20	7	0	0	0	0	2	15	22	22	0.0
Sainte-Agathe-des-Monts	16	14	0	0	0	0	129	21	145	35	**
Sainte-Marie	13	9	4	8	0	0	0	0	17	17	0.0
Sainte-Sophie	34	52	0	4	0	0	6	7	40	63	-36.5
Salaberry-de-Valleyfield	10	15	2	8	11	0	17	123	40	146	-72.6
Sept-Îles	4	2	0	0	0	0	0	0	4	2	100.0
Sorel-Tracy	35	28	12	14	0	0	60	12	107	54	98.1
Thetford Mines	7	6	0	0	0	0	14	0	21	6	**
Val d'Or	19	12	0	0	0	0	55	0	74	12	**
Victoriaville	37	30	16	10	0	0	92	3	145	43	**
Total Québec (10,000+)	1,901	1,896	762	786	520	488	7,339	6,075	10,522	9,245	13.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Québec
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Gatineau	214	296	172	264	51	86	647	644	1,084	1,290	-16.0
Montréal	1,692	1,847	544	474	792	782	10,759	7,399	13,787	10,502	31.3
Québec	553	503	300	330	97	103	2,554	2,006	3,504	2,942	19.1
Saguenay	97	166	38	90	0	0	172	186	307	442	-30.5
Sherbrooke	211	234	170	122	99	64	347	586	827	1,006	-17.8
Trois-Rivières	121	124	54	70	4	4	283	380	462	578	-20.1
Centres 50,000 - 99,999											
Drummondville	171	229	36	46	0	0	92	147	299	422	-29.1
Granby	91	84	94	56	37	18	283	106	505	264	91.3
Rimouski	38	56	42	50	0	0	70	112	150	218	-31.2
Saint-Hyacinthe	25	28	16	10	8	24	120	212	169	274	-38.3
Saint-Jean-sur-Richelieu	89	76	4	10	13	10	110	135	216	231	-6.5
Shawinigan	44	32	2	12	0	0	41	29	87	73	19.2
Centres 10,000 - 49,999											
Alma	39	18	18	24	4	0	21	19	82	61	34.4
Amos	15	32	0	2	0	0	28	33	43	67	-35.8
Baie-Comeau	6	4	0	0	0	0	8	0	14	4	**
Cowansville	25	24	6	16	0	0	92	54	123	94	30.9
Dolbeau-Mistassini	22	22	0	2	0	0	5	4	27	28	-3.6
Gaspé	24	15	2	0	0	0	7	0	33	15	120.0
Hawkesbury	0	3	0	2	0	0	0	0	0	5	-100.0
Joliette	55	50	4	18	0	0	85	179	144	247	-41.7
Lachute	24	16	0	4	0	0	21	36	45	56	-19.6
La Tuque	9	6	0	0	0	0	0	0	9	6	50.0
Les Îles-de-la-Madeleine	5	5	0	0	0	0	3	2	8	7	14.3
Marieville	19	5	8	0	0	0	3	1	30	6	**
Matane	12	5	0	0	0	0	69	0	81	5	**
Mont-Laurier	26	46	0	0	0	0	3	4	29	50	-42.0
Montmagny	8	13	4	0	0	8	21	3	33	24	37.5
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	30	19	0	12	0	0	18	4	48	35	37.1
Rawdon	20	33	2	0	0	0	16	26	38	59	-35.6
Rivière-du-Loup	34	30	12	4	3	0	46	24	95	58	63.8
Roberval	5	8	0	4	0	0	45	0	50	12	**
Rouyn-Noranda	49	73	0	2	0	0	33	79	82	154	-46.8
Saint-Félicien	16	11	2	0	0	0	0	8	18	19	-5.3
Saint-Georges	72	70	40	40	0	0	113	55	225	165	36.4
Saint-Lin-Laurentides	99	97	4	6	0	0	86	118	189	221	-14.5
Sainte-Adèle	40	30	0	0	0	0	5	35	45	65	-30.8
Sainte-Agathe-des-Monts	21	22	0	0	0	0	132	29	153	51	200.0
Sainte-Marie	27	26	12	26	0	0	6	24	45	76	-40.8
Sainte-Sophie	96	131	8	4	0	0	10	24	114	159	-28.3
Salaberry-de-Valleyfield	35	33	14	14	14	0	83	170	146	217	-32.7
Sept-Îles	10	9	0	0	0	0	0	1	10	10	0.0
Sorel-Tracy	87	73	24	22	0	4	112	49	223	148	50.7
Thetford Mines	18	20	4	0	0	0	131	6	153	26	**
Val d'Or	46	16	0	6	0	0	56	7	102	29	**
Victoriaville	72	65	32	30	0	0	110	58	214	153	39.9
Total Québec (10,000+)	4,412	4,705	1,668	1,772	1,122	1,103	16,846	12,994	24,048	20,574	16.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Gatineau	13	28	0	0	45	229	333	102
Montréal	359	388	7	0	1,628	2,269	1,752	952
Québec	44	48	8	0	256	278	1,682	622
Saguenay	0	0	0	0	2	20	28	94
Sherbrooke	56	16	3	0	31	73	121	374
Trois-Rivières	0	0	0	0	109	39	94	92
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	2	4	21	44
Granby	8	0	4	0	72	26	84	52
Rimouski	0	0	0	0	8	0	32	6
Saint-Hyacinthe	0	4	0	0	4	8	14	72
Saint-Jean-sur-Richelieu	3	4	0	0	26	24	36	42
Shawinigan	0	0	0	0	4	10	4	15
Centres 10,000 - 49,999								
Alma	4	0	0	0	0	0	4	0
Amos	0	0	0	0	0	32	0	1
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	66	12
Dolbeau-Mistassini	0	0	0	0	0	0	5	4
Gaspé	0	0	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	0	0	42	124
Lachute	0	0	0	0	0	24	0	6
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	3	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	4	0	0
Montmagny	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	3	0	1
Rawdon	0	0	0	0	4	0	6	3
Rivière-du-Loup	0	0	0	0	0	0	0	12
Roberval	0	0	0	0	30	0	0	0
Rouyn-Noranda	0	0	0	0	12	2	8	4
Saint-Félicien	0	0	0	0	0	0	0	8
Saint-Georges	0	0	0	0	0	0	18	4
Saint-Lin-Laurentides	0	0	0	0	0	3	30	50
Sainte-Adèle	0	0	0	0	0	2	2	13
Sainte-Agathe-des-Monts	0	0	0	0	0	8	129	13
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	2	6	5
Salaberry-de-Valleyfield	11	0	0	0	6	0	11	123
Sept-Îles	0	0	0	0	0	0	0	0
Sorel-Tracy	0	0	0	0	16	2	44	10
Thetford Mines	0	0	0	0	8	0	6	0
Val d'Or	0	0	0	0	12	0	43	0
Victoriaville	0	0	0	0	2	0	90	3
Total Québec (10,000+)	498	488	22	0	2,277	3,062	4,714	2,863

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Gatineau	51	86	0	0	219	497	428	147
Montréal	785	782	7	0	5,152	4,938	5,065	2,347
Québec	85	103	12	0	402	497	2,152	1,473
Saguenay	0	0	0	0	18	60	154	126
Sherbrooke	96	64	3	0	81	98	242	488
Trois-Rivières	4	4	0	0	140	72	143	308
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	6	11	86	136
Granby	29	18	8	0	140	26	143	80
Rimouski	0	0	0	0	32	50	38	62
Saint-Hyacinthe	8	24	0	0	41	89	79	123
Saint-Jean-sur-Richelieu	10	10	3	0	41	62	69	73
Shawinigan	0	0	0	0	16	10	25	19
Centres 10,000 - 49,999								
Alma	4	0	0	0	0	4	21	15
Amos	0	0	0	0	8	32	20	1
Baie-Comeau	0	0	0	0	0	0	8	0
Cowansville	0	0	0	0	0	0	92	54
Dolbeau-Mistassini	0	0	0	0	0	0	5	4
Gaspé	0	0	0	0	0	0	7	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	14	8	71	171
Lachute	0	0	0	0	9	30	12	6
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	2	3	0
Marieville	0	0	0	0	0	0	3	1
Matane	0	0	0	0	0	0	69	0
Mont-Laurier	0	0	0	0	0	4	3	0
Montmagny	0	8	0	0	0	2	21	1
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	5	3	13	1
Rawdon	0	0	0	0	8	20	8	6
Rivière-du-Loup	3	0	0	0	0	0	46	24
Roberval	0	0	0	0	30	0	15	0
Rouyn-Noranda	0	0	0	0	14	10	19	69
Saint-Félicien	0	0	0	0	0	0	0	8
Saint-Georges	0	0	0	0	30	18	83	37
Saint-Lin-Laurentides	0	0	0	0	0	3	86	115
Sainte-Adèle	0	0	0	0	0	8	5	27
Sainte-Agathe-des-Monts	0	0	0	0	2	10	130	19
Sainte-Marie	0	0	0	0	0	6	6	18
Sainte-Sophie	0	0	0	0	0	2	10	22
Salaberry-de-Valleyfield	14	0	0	0	6	17	77	153
Sept-Îles	0	0	0	0	0	0	0	1
Sorel-Tracy	0	4	0	0	24	10	88	39
Thetford Mines	0	0	0	0	8	0	123	6
Val d'Or	0	0	0	0	12	6	44	1
Victoriaville	0	0	0	0	8	10	102	48
Total Québec (10,000+)	1,089	1,103	33	0	6,466	6,615	9,814	6,229

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intented Market
Québec
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Gatineau	169	232	45	235	333	102	547	569
Montréal	1,152	1,220	1,770	2,360	1,759	952	5,005	4,646
Québec	537	355	227	287	1,690	622	2,454	1,300
Saguenay	64	165	0	6	28	94	92	265
Sherbrooke	235	160	29	71	124	374	412	605
Trois-Rivières	85	108	109	35	94	92	288	235
Centres 50,000 - 99,999								
Drummondville	82	106	0	2	21	44	103	152
Granby	72	77	70	26	88	54	230	157
Rimouski	34	49	8	0	32	6	74	55
Saint-Hyacinthe	18	16	0	8	14	72	32	96
Saint-Jean-sur-Richelieu	32	40	26	24	36	42	94	106
Shawinigan	28	25	4	10	4	15	36	50
Centres 10,000 - 49,999								
Alma	24	15	0	0	4	0	28	15
Amos	10	19	0	32	0	1	10	52
Baie-Comeau	1	2	0	0	0	0	1	2
Cowansville	11	19	0	0	66	12	77	31
Dolbeau-Mistassini	9	14	0	0	5	4	14	18
Gaspé	11	6	0	0	0	0	11	6
Hawkesbury	0	4	0	0	0	0	0	4
Joliette	30	27	0	0	42	124	72	151
Lachute	8	9	0	24	0	6	8	39
La Tuque	4	3	0	0	0	0	4	3
Les Îles-de-la-Madeleine	5	2	0	0	3	0	8	2
Marieville	17	2	0	0	0	0	17	2
Matane	1	2	0	0	0	0	1	2
Mont-Laurier	15	20	0	4	0	0	15	24
Montmagny	6	9	0	0	0	0	6	9
Pembroke	0	0	0	0	0	0	0	0
Prévost	10	6	0	3	0	1	10	10
Rawdon	7	15	4	0	6	3	17	18
Rivière-du-Loup	16	11	0	0	0	12	16	23
Roberval	2	3	30	0	0	0	32	3
Rouyn-Noranda	21	28	12	0	8	4	41	32
Saint-Félicien	10	6	0	0	0	8	10	14
Saint-Georges	48	45	0	0	18	4	66	49
Saint-Lin-Laurentides	46	50	0	0	30	50	76	100
Sainte-Adèle	20	9	0	0	2	13	22	22
Sainte-Agathe-des-Monts	16	22	0	0	129	13	145	35
Sainte-Marie	17	17	0	0	0	0	17	17
Sainte-Sophie	34	58	0	0	6	5	40	63
Salaberry-de-Valleyfield	23	23	6	0	11	123	40	146
Sept-Îles	4	2	0	0	0	0	4	2
Sorel-Tracy	47	44	16	0	44	10	107	54
Thetford Mines	7	6	8	0	6	0	21	6
Val d'Or	25	12	6	0	43	0	74	12
Victoriaville	55	40	0	0	90	3	145	43
Total Québec (10,000+)	3,068	3,103	2,370	3,127	4,736	2,865	10,522	9,245

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intented Market
Québec
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Gatineau	441	634	215	509	428	147	1,084	1,290
Montréal	2,730	3,006	5,436	5,035	5,079	2,347	13,787	10,502
Québec	969	945	371	488	2,164	1,473	3,504	2,942
Saguenay	149	282	4	34	154	126	307	442
Sherbrooke	485	430	73	86	245	490	827	1,006
Trois-Rivières	177	200	142	70	143	308	462	578
Centres 50,000 - 99,999								
Drummondville	209	277	4	9	86	136	299	422
Granby	216	156	138	26	151	82	505	264
Rimouski	80	106	32	50	38	62	150	218
Saint-Hyacinthe	51	72	39	79	79	123	169	274
Saint-Jean-sur-Richelieu	99	93	41	65	76	73	216	231
Shawinigan	46	44	16	10	25	19	87	73
Centres 10,000 - 49,999								
Alma	61	42	0	4	21	15	82	61
Amos	15	34	8	32	20	1	43	67
Baie-Comeau	6	4	0	0	8	0	14	4
Cowansville	31	40	0	0	92	54	123	94
Dolbeau-Mistassini	22	24	0	0	5	4	27	28
Gaspé	26	15	0	0	7	0	33	15
Hawkesbury	0	5	0	0	0	0	0	5
Joliette	59	68	14	8	71	171	144	247
Lachute	30	20	3	30	12	6	45	56
La Tuque	9	6	0	0	0	0	9	6
Les Îles-de-la-Madeleine	5	7	0	0	3	0	8	7
Marieville	27	5	0	0	3	1	30	6
Matane	12	5	0	0	69	0	81	5
Mont-Laurier	26	46	0	4	3	0	29	50
Montmagny	12	23	0	0	21	1	33	24
Pembroke	0	0	0	0	0	0	0	0
Prévost	30	31	5	3	13	1	48	35
Rawdon	26	49	4	4	8	6	38	59
Rivière-du-Loup	49	34	0	0	46	24	95	58
Roberval	5	12	30	0	15	0	50	12
Rouyn-Noranda	51	85	12	0	19	69	82	154
Saint-Félicien	18	11	0	0	0	8	18	19
Saint-Georges	112	112	30	16	83	37	225	165
Saint-Lin-Laurentides	103	106	0	0	86	115	189	221
Sainte-Adèle	40	32	0	6	5	27	45	65
Sainte-Agathe-des-Monts	23	32	0	0	130	19	153	51
Sainte-Marie	39	52	0	6	6	18	45	76
Sainte-Sophie	104	137	0	0	10	22	114	159
Salaberry-de-Valleyfield	63	45	6	19	77	153	146	217
Sept-Îles	10	9	0	0	0	1	10	10
Sorel-Tracy	111	99	24	10	88	39	223	148
Thetford Mines	22	20	8	0	123	6	153	26
Val d'Or	52	22	6	6	44	1	102	29
Victoriaville	106	99	6	6	102	48	214	153
Total Québec (10,000+)	6,957	7,576	6,667	6,615	9,858	6,233	24,048	20,574

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Québec
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Drummondville													
Q3 2016	0	0.0	22	36.7	17	28.3	15	25.0	6	10.0	60	212,364	230,416
Q3 2015	2	2.9	26	37.1	26	37.1	9	12.9	7	10.0	70	205,272	227,565
Year-to-date 2016	0	0.0	35	31.5	39	35.1	23	20.7	14	12.6	111	220,000	235,014
Year-to-date 2015	2	1.6	45	35.2	43	33.6	21	16.4	17	13.3	128	215,548	236,303
Granby													
Q3 2016	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	323,310	342,348
Q3 2015	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	300,000	317,697
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	9.5	19	90.5	21	342,450	392,403
Year-to-date 2015	0	0.0	0	0.0	5	12.8	13	33.3	21	53.8	39	300,000	339,982
Rimsouki[1]													
Q3 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	390,209	390,209
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	300,000	306,546
Year-to-date 2016	0	0.0	2	13.3	1	6.7	4	26.7	8	53.3	15	315,000	302,438
Year-to-date 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	263,890	306,296
Saint-Hyacinthe													
Q3 2016	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	255,044	267,851
Q3 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	275,000	270,000
Year-to-date 2016	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	277,522	375,652
Year-to-date 2015	0	0.0	0	0.0	3	33.3	1	11.1	5	55.6	9	300,000	290,467
Saint-Jean-sur-Richelieu													
Q3 2016	0	0.0	0	0.0	0	0.0	3	21.4	11	78.6	14	346,598	360,937
Q3 2015	0	0.0	1	3.4	0	0.0	2	6.9	26	89.7	29	359,609	388,370
Year-to-date 2016	0	0.0	3	4.5	2	3.0	15	22.7	46	69.7	66	325,428	352,367
Year-to-date 2015	0	0.0	1	1.4	6	8.5	11	15.5	53	74.6	71	336,740	362,108
Shawinigan													
Q3 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	181,179	181,179
Q3 2015	0	0.0	4	36.4	4	36.4	1	9.1	2	18.2	11	218,000	240,787
Year-to-date 2016	0	0.0	5	55.6	3	33.3	1	11.1	0	0.0	9	194,737	197,656
Year-to-date 2015	0	0.0	10	40.0	9	36.0	3	12.0	3	12.0	25	218,000	227,023
Gatineau CMA													
Q3 2016	0	0.0	0	0.0	3	5.7	6	11.3	44	83.0	53	399,913	421,253
Q3 2015	0	0.0	1	1.7	3	5.0	8	13.3	48	80.0	60	422,899	427,594
Year-to-date 2016	0	0.0	0	0.0	4	3.6	12	10.7	96	85.7	112	400,000	429,025
Year-to-date 2015	0	0.0	5	2.0	9	3.7	24	9.8	207	84.5	245	400,000	433,885
Montréal CMA													
Q3 2016	0	0.0	1	0.2	16	3.0	58	11.0	451	85.7	526	405,171	443,387
Q3 2015	0	0.0	9	1.4	35	5.3	64	9.8	547	83.5	655	400,000	444,752
Year-to-date 2016	0	0.0	4	0.3	44	3.4	155	11.9	1,098	84.4	1,301	400,000	446,366
Year-to-date 2015	1	0.1	14	1.0	84	5.7	173	11.7	1,201	81.5	1,473	400,000	441,696
Québec CMA													
Q3 2016	0	0.0	0	0.0	9	19.1	8	17.0	30	63.8	47	369,900	379,281
Q3 2015	2	1.9	1	1.0	5	4.8	21	20.2	75	72.1	104	371,522	386,137
Year-to-date 2016	0	0.0	1	0.6	21	12.5	25	14.9	121	72.0	168	360,000	388,800
Year-to-date 2015	2	0.6	5	1.5	24	7.1	95	28.1	212	62.7	338	350,000	366,595

Source: CMHC (Market Absorption Survey)

[1]This centre is new to our survey as of 2013

Table 4: Absorbed Single-Detached Units by Price Range in Québec
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saguenay CMA													
Q3 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	220,685	220,685
Q3 2015	0	0.0	1	2.6	15	39.5	9	23.7	13	34.2	38	250,000	282,007
Year-to-date 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	285,343	285,343
Year-to-date 2015	0	0.0	7	8.1	32	37.2	20	23.3	27	31.4	86	250,000	282,946
Sherbrooke CMA													
Q3 2016	0	0.0	1	5.3	4	21.1	4	21.1	10	52.6	19	309,999	340,339
Q3 2015	0	0.0	0	0.0	1	7.1	3	21.4	10	71.4	14	325,682	328,824
Year-to-date 2016	1	2.0	3	6.0	11	22.0	12	24.0	23	46.0	50	283,560	316,800
Year-to-date 2015	2	2.1	4	4.2	7	7.4	23	24.2	59	62.1	95	321,480	339,143
Trois-Rivières CMA													
Q3 2016	0	0.0	6	18.2	3	9.1	12	36.4	12	36.4	33	275,000	311,004
Q3 2015	0	0.0	6	18.2	8	24.2	8	24.2	11	33.3	33	255,391	267,887
Year-to-date 2016	0	0.0	11	19.0	10	17.2	18	31.0	19	32.8	58	266,118	298,141
Year-to-date 2015	1	1.3	13	17.1	15	19.7	21	27.6	26	34.2	76	260,500	285,195
Total Urban Centres in Québec (50,000+)													
Q3 2016	0	0.0	32	4.2	54	7.0	108	14.1	573	74.7	767	381,356	408,794
Q3 2015	4	0.4	50	4.8	100	9.6	132	12.7	754	72.5	1,040	369,969	402,959
Year-to-date 2016	1	0.1	64	3.3	140	7.3	268	13.9	1,450	75.4	1,923	378,244	413,651
Year-to-date 2015	8	0.3	107	4.1	247	9.4	414	15.8	1,846	70.4	2,622	362,023	399,655

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity for Quebec Third Quarter 2016				
		Number of Sales	Number of New Listings	Average Price ($)
2015	January	3,927	15,165	263,695
	February	6,304	15,732	266,844
	March	8,581	16,939	269,823
	April	8,528	15,102	272,444
	May	8,169	14,673	276,880
	June	6,986	12,490	278,796
	July	5,452	11,954	278,328
	August	5,097	11,496	279,548
	September	5,381	13,729	281,530
	October	5,521	13,050	275,808
	November	5,387	11,391	283,877
	December	4,792	8,297	276,460
2016	January	4,252	14,620	272,998
	February	7,202	15,885	272,893
	March	8,768	15,477	274,282
	April	8,979	14,775	276,685
	May	8,464	13,646	285,160
	June	7,116	11,610	287,846
	July	5,501	11,110	284,649
	August	5,679	11,122	289,880
	September	5,721	12,939	292,839
	October			
	November			
	December			
	Q3 2015	15,930	37,179	279,800
	Q3 2016	16,901	35,171	289,179
	YTD 2015	58,425	127,280	274,252
	YTD 2016	61,682	121,184	281,520

Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.

Figure 5.1: MLS® Residential Average Price for Quebec

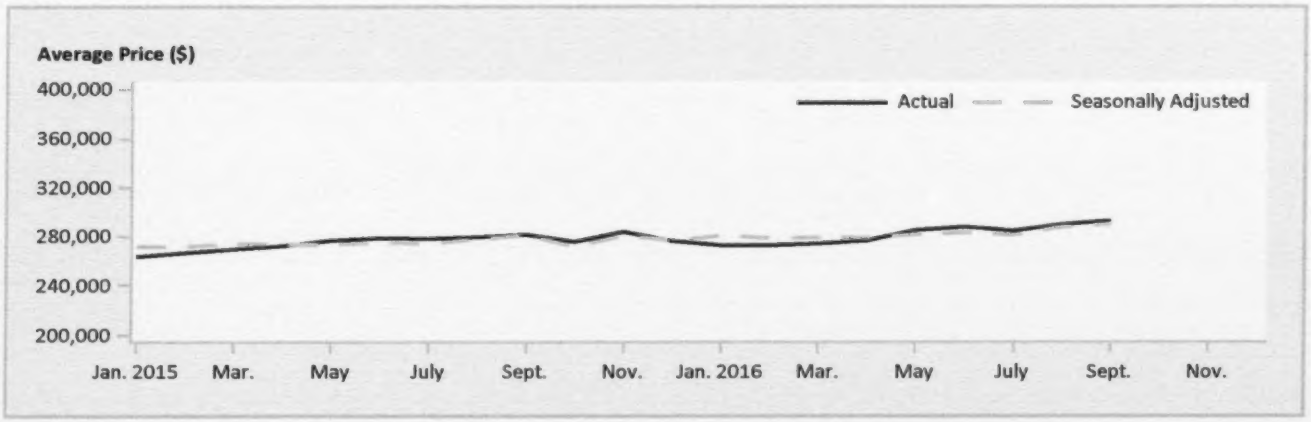


Figure 5.2: MLS® Residential Sales for Quebec

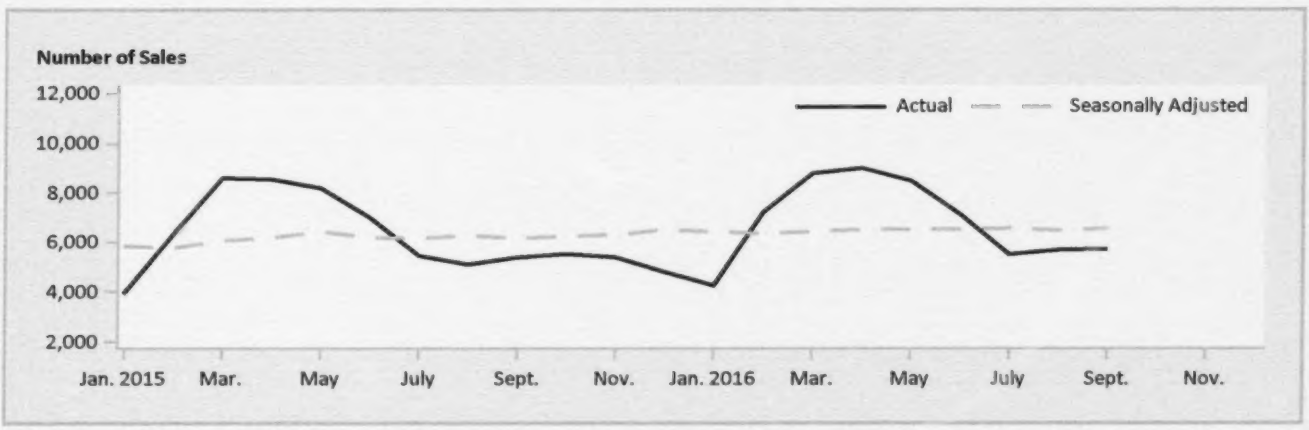
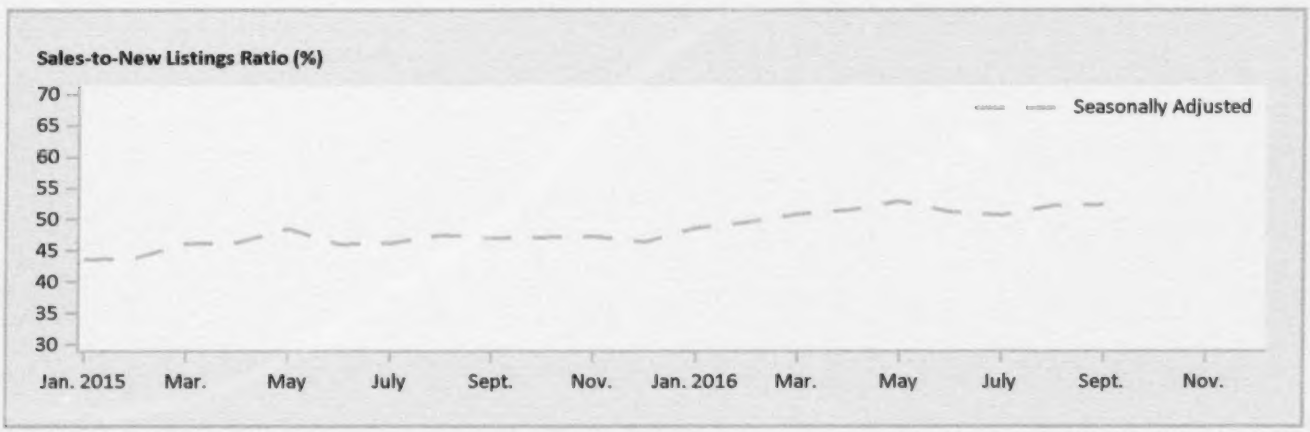


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Quebec



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Québec
Third Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2015	January - March	568	3.0	4.8	4,089.1	7.4	3,236	105.8	814	34,447,396	79.20
	April - June	561	2.9	4.6	4,097.1	7.7	10,433	104.7	824	37,028,756	81.10
	July - September	561	2.9	4.6	4,099.4	7.8	10,664	96.4	843	36,961,676	75.79
	October - December	561	3.1	4.6	4,102.7	7.6	3,277	104.7	839	36,623,102	74.50
2016	January - March	561	3.1	4.6	4,104.9	7.6	11,602	100.3	843	33,861,555	74.03
	April - June	561	3.1	4.6	4,111.1	7.2	16,894	116.4	857	35,852,897	77.77
	July - September	565	3.1	4.7	4,134.2	7.0		129.0	867		76.36
	October - December										

Table 6.1: Growth[1] of Economic Indicators for Québec
Third Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	0.7	-0.3	-57.1	0.9	0.2	0.3	-12.2
	April - June	-1.5	-0.3	-0.2	1.3	-0.1	-33.4	5.9	1.0	1.0	-12.2
	July - September	-1.5	-0.3	-0.2	1.0	0.0	-8.7	8.4	3.2	-1.7	-16.7
	October - December	-1.5	-0.1	-0.2	1.0	0.0	**	26.7	3.4	-1.5	-14.8
2016	January - March	-1.2	0.2	-0.1	0.4	0.1	**	-5.1	3.7	-1.7	-6.5
	April - June	0.0	0.3	0.0	0.3	-0.5	61.9	11.2	4.1	-3.2	-4.1
	July - September	0.7	0.3	0.1	0.8	-0.8		33.9	2.7		0.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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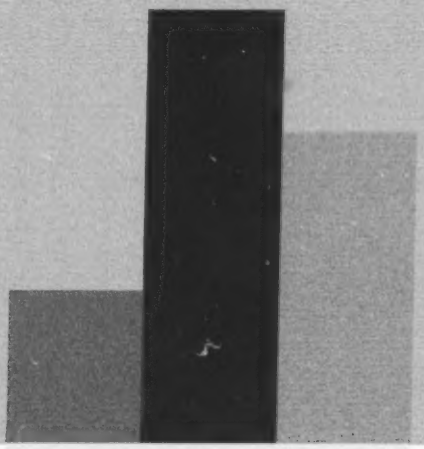

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